



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

NOVEMBER 6, 2003

PRESENT: FRUIT, KENNETT, MARTIN

ABSENT: PYLE

LATE: NONE

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chair Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

MINUTES:

OCTOBER 16, 2003 BOARD MEMBERS FRUIT/KENNETT MOTIONED TO APPROVE THE OCTOBER 16, 2003 MINUTES AS WRITTEN. THE MOTION PASSED AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

CONSENT CALENDAR:

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO APPROVE CONSENT CALENDER ITEMS 1-4. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

1. SUBCOMMITTEE ACTIONS:

- A. Modifications to building elevations and landscaping for Del Monte Estates Subdivision
- B. Solar panels on Ridgeline/Murphy Springs-Bergin
- C. Exterior improvements to the Cinelux Movie Theater at Tennant Station

2. EXTENSION OF TIME, EOT-03-16: DIGITAL-MORGAN HILL DEVELOPMENT

PARTNERS/LOT 6: A request to extend for a two-year site and architectural approval for a 9,673 sq. ft. light industrial building to be located on a .96 acre parcel which is located on the west side of Digital Dr. in between 315 and 335 Digital Dr.

3. EXTENSION OF TIME, EOT-03-17: DIGITAL-MORGAN HILL DEVELOPMENT

PARTNERS PHASE II/DIGITAL ISLAND: A request to extend for a two-year site and architectural approval for three light industrial building (18,782 sq. ft., 24,748 sq. ft. & 29,092 sq. ft.) to be constructed on a 4.83 acre area located on the east side of Butterfield Blvd. between the north and south intersections of Digital Dr. and Butterfield Blvd.

4. EXTENSION OF TIME, EOT-03-18: MONTEREY-SINALOA: A request for a three-year extension of site, architectural and landscape plan approval to allow the reconstruction and expansion of a 5,820-sf. restaurant located at the northeast corner of Monterey Rd. and Peebles Ave.

OLD BUSINESS:

5. SITE REVIEW AMENDMENT, SRA-94-01: WALNUT GROVE – SHELL OIL: : A request to alter the exterior of the existing shell gas station, mini-mart, and canopy located at 810 E. Dunne Ave. in the Lawrence Oaks Shopping Center in the CG, General Commercial zoning district

BOARD MEMBERS KENNETT/FRUIT MOTIONED TO CONTINUE THE APPLICATION TO THE NOVEMBER 20 MEETING. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

6. **SITE REVIEW, SR-03-19: VINEYARD-SPIRIT ROAD OILS:** : A request to approve site and landscape plans on a 52,272 sq. ft. site with an existing 6,000 sq. ft. building in the General Industrial (MG) Zoning district. The site is located at the southeast corner of Mast Ave. and Vineyard Blvd. (APN 817-02-028)

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO CONTINUE THE APPLICATION TO THE NOVEMBER 20 MEETING TO ALLOW THE APPLICANT TO REVISE THE PROJECT PLANS TO INCLUDE THE FOLLOWING:

1. Show the final location of the fence in the front. The fence may be a maximum of 5-feet high.
2. The required 5-foot wide perimeter planters may be reduced to 3-feet wide along the rear property line and the south property line near the storage tanks. All other perimeter planters shall be a minimum of 5 ft. wide.
3. Phase II of the project, which will be the portion of Mast Avenue vacated and dedicated to the site, needs to be included on the final set of plans.
4. The landscaping near the fire damaged portion of the building may be deferred until the fire damage portion of the structure is repaired. A bond will need to be posted for the deferral of the landscaping.
5. All other conditions contained in resolution 03-022 shall be incorporated into the site, landscape and grading plans.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: PYLE

7. **SITE REVIEW , SR-03-19: DEWITT-MARRAD GROUP:** A request for site, landscape and architectural plan approval for the construction of a 4-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD. (APN 773-08-015)

BOARD MEMBER KENNENT STEPPED DOWN FOR THIS ITEM

BOARD MEMBERS MARTIN/FRUIT MOTIONED TO CONTINUE THE APPLICATION TO THE DECEMBER 4 MEETING. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT, PYLE

8. **SITE REVIEW, SR-02-20: DEWITT-MARQUEZ/GLUHAICH:** A request for site, landscape and architectural plan approval for the construction of a 5-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD. (APN 773-08-014)

BOARD MEMBER KENNENT STEPPED DOWN FOR THIS ITEM

BOARD MEMBERS MARTIN/FRUIT MOTIONED TO CONTINUE THE APPLICATION TO THE DECEMBER 4 MEETING. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT, PYLE

OTHER BUSINESS:

9. **SITE REVIEW, SR-03-21: TENNANT-CINELUX THEATRES PRELIMINARY REVIEW:**
A request for a preliminary review and comment of the new entrance and sign for the Cinelux Theater at Tennant Station. The site is located at southwest corner of Tennant Ave. and Vineyard Blvd. in a Planned Unit Development (PUD) zoning district.

BOARD MEMBER KENNETT RESUMED HER SEAT FOR THIS ITEM.

Board members Martin and Fruit liked the sign/entry proposal as presented. Board member Kennett expressed concern about the height and overall size of the proposed entry. Board member Martin suggested that the colors for the sign should complement/match other signs within the shopping center.

ANNOUNCEMENTS: Board members were asked to RSVP for the Council/Commission/Board workshop to be held on November 11.

ADJOURNMENT: Chair Martin adjourned the meeting at 8:10 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator